

COUNCIL-AT-LARGE FUTURE LAND USE MAP AMENDMENT REQUESTS
Preliminary Staff Report

Request number:	Council-At-Large
Applicant:	Councilmember At Large - Williams
Request:	<i>Change of Multiple Future Land Use Map Designations from Mixed Use Low Density to Mixed Use Medium Density (Many of these properties are located within the Irish Channel, Lower Garden District, Faubourg Marigny, Esplanade Ridge, Uptown, Mid-City, Parkview, and Carrollton Local Historic Districts)</i>
Location:	The request includes properties designated MUL in multiple locations throughout the City (please see map).
FLUM Map:	See attached map
Current Zoning:	Multiple Historic Urban Neighborhoods Residential and Non-Residential Districts are included in the proposal, including: <ul style="list-style-type: none">• HU-RD1 Two-Family Residential District• HU-RD2 Two-Family Residential District• HU-RM1 Multi-Family Residential District• HU-B1A Neighborhood Business District• HU-B1 Neighborhood Business District• HU-MU Neighborhood Mixed-Use District
Current Land Use:	Mixed Use: commercial, industrial, institutional, vacant, and residential
Purpose:	Councilmember Williams submitted the request on behalf of HousingNOLA stating that the change of the FLUM designations “will help alleviate the affordable housing crisis our city is facing.” HousingNOLA has proposed the FLUM change from MUL Mixed Use Low Density to MUM Mixed Use Medium Density for properties located in the following areas: <ul style="list-style-type: none">• Areas currently designated MUL that are within 500 feet of high-frequency transit corridors.• Contiguous areas currently designated as MUL that are partially within a 500-foot distance from high-frequency transit corridors, but may be partially outside this 500-foot distance.• Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas:”<ul style="list-style-type: none">○ Located within a 30-minute transit/walk commute of major job centers,

- Currently underutilized or underdeveloped, without a previously existing consistent residential character,
- Within high-opportunity neighborhoods.

Staff Analysis:

Site Description & Land Use: The subject areas include parcels located in the Historic Urban Residential and Non-Residential Neighborhoods Zoning Districts. The proposed areas comprise several large sites that occupy all or a portion of the blocks along Broad Street between Banks and O'Reilly Streets, Canal Street between Galvez and Hennessey Streets, Oak Street between S. Carrollton and Monticello Avenues, Magazine Street between Henry Clay and Washington Avenues and between Philip and Race Streets, and two areas in Central City bounded by the Pontchartrain Expressway, St. Thomas, Melpomene, St. Charles Avenue and also the area bounded by St. Charles Avenue, Felicity and Baronne Streets, Martin Luther King Boulevard, Carondelet Street and the Pontchartrain Expressway. In addition to the large subject areas described above, there are several smaller sites comprising frontages along several linear streets, block faces, and squares in the Mid-City, Uptown, Central City, Gentilly, St. Roch, 7th Ward, and Bywater neighborhoods that are located on smaller parcels.

Most of these sites are commercial and residential mixed-use areas. Many commercial uses occupy former residential structures and include service-oriented businesses (retail stores, offices, banks, and standard and specialty restaurants). Residential uses include single-, two-, and multi-family development. There are also several instances of more intense uses including industrial (gas stations, auto-repair facilities, warehouses, etc.), and institutional uses (churches, schools, medical facilities). There are also instances of vacant properties.

Surrounding Land Use Trends: The proposed FLUM change areas are intended to address parcels located in and around job centers and along transit routes. The surrounding land uses of these sites include neighborhoods comprised of residential development as well as some of the City's more intense commercial areas. The areas surrounding Almonaster and Carrollton Avenues, Broad, Canal, Magazine, Oak, and Maple Streets are predominantly residential and commercial mixed-use. The areas surrounding the proposed parcels in Central City and the Lower Garden District also include residential and commercial mixed uses as well as some industrial and institutional uses along Jackson Avenue and the Pontchartrain Expressway. There are also instances of mid-size multi-family in these areas as well. Along the smaller corridors and within the interiors of the neighborhoods there is mostly lower density residential with some other lower-scale land uses interspersed throughout.

Surrounding FLUM Designations: The subject properties are all within MUL Mixed Use Low Density FLUM designations that occupy the subject

portions of the Almonaster, St. Charles, Jackson, and Carrollton Avenue, as well as the Canal, Broad, Oak, Maple, Street corridors as well as in the lakeside direction of Canal Street and the northerly direction of Broad Street. There are MUM Mixed Use Medium Density FLUM designations in the CBD direction of Canal Street and the southerly direction of Broad Street. The subject request would extend these districts. Directly adjacent to the subject area towards the interior of the neighborhood are RLD-PRE Residential Low Density Pre-War. Other FLUM designations in the vicinity include NC Neighborhood Commercial, MUHLS Mixed Use Health/Life-Sciences, P Parkland and Open Space, MUH Mixed Use High Density, INS Institutional, and TRAN Transportation.

Impacts: The request would change petitioned properties currently located in an MUL Mixed-Use Low Density designation to the MUM Mixed-Use Medium Density designation. These proposed properties are mostly located along major corridors throughout the City, while several of the smaller or cluster sites occupy only blocks and squares, or portions of the block or squares. The staff found many properties where the FLUM change is appropriate given that these areas are situated along major streets, high frequency transit lines, and in several instances positioned at intersections where transit lines intersect in the City. These areas are well suited for higher density development and several of the areas are also adjacent to existing higher density areas. The staff considered the impacts the change to MUM would have on the adjacent sites and whether the change would accommodate the more intense use in the MUM corresponding zoning categories. To that end, the staff considered the impacts the MUM designation would have on each of the requested parcels using the following guideline and considerations:

- Sites need to have enough area to accommodate MUM capacity. Lots that do not provide enough lot area to accommodate higher density development were not included in the staff's recommendation.
- Sites occupying entire squares or large corners are considered to be ideal locations for increased density while smaller lots in between these sites should remain low density.
- The staff was cognizant in its determinations that the allowance of increased density may encourage demolition requests and therefore did not recommend sites that would need more area to accommodate denser development.
- The staff considered areas with low density zoning classifications and the possibility of creating situations where the FLUM change would create large swaths of inconsistencies with the zoning.

- The proposed MUM designation description requires appropriate transitions to lower-density residential areas in order to mitigate the impacts on the residential area directly adjacent to the subject area. Thus, the adjacency to low-density neighborhoods was considered.
- Increased density is appropriate for areas around the Lafitte Greenway and along Carrollton Avenue, Broad and Canal Streets as these areas are near amenities, schools, services, and transit lines.
- Interior sites located on the proposed sections of Iberville Street and Bienville Avenue between Jefferson Davis Parkway and David Street are typically smaller lower density sites. The historic land use pattern of these streets should be maintained.
- MUL should be maintained for sites located within a neighborhood and not on a main corridor.
- The eastern portion of Canal Street between David Street and S. Hennessey Street is mostly occupied by former residential structures that have been adaptively repurposed for offices and other low density uses and should maintain the low density character.
- The area along St. Louis Street between Carrollton Avenue and N. Bernadotte Street does not have a main street or the infrastructure to accommodate denser development.
- The sites near Tulane Avenue between S. White S. Scott Streets are typically too small to accommodate increased density as these are considered tiered-down from the more intense uses along Tulane Avenue.
- The Magazine Street corridor was previously considered for higher density in earlier Master Plan discussions. It was considered more appropriate at the mixed use low density level.

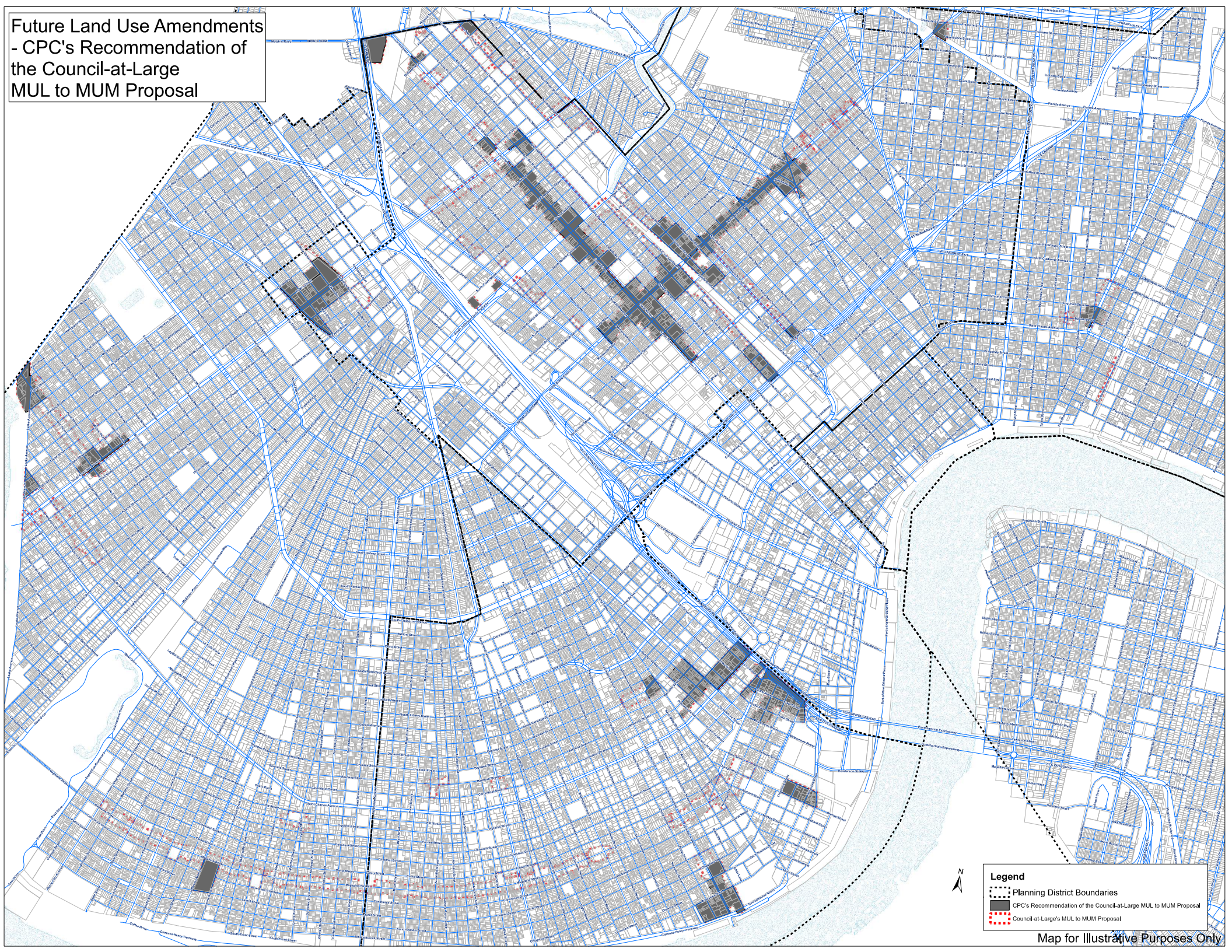
Recommendation: Modified Approval of the FLUM designation change to **Mixed-Use Medium Density** as shown in the attached map.

Reasons for Recommendation

1. The recommendation allows for increased density along major corridors and on sites with appropriate lot area to accommodate uses provided in the MUM Mixed Use Medium Density FLUM designation.
2. Sites that do not provide enough lot area for increased density were recommended to maintain the low density designation.

3. The MUM designation supports a number of mixed uses, including commercial, single-, two-, and multi-family residential uses, which provides opportunities for affordable housing development near job centers and along transit lines.

Future Land Use Amendments
- CPC's Recommendation of
the Council-at-Large
MUL to MUM Proposal



Legend

- Planning District Boundaries
- CPC's Recommendation of the Council-at-Large MUL to MUM Proposal
- Council-at-Large's MUL to MUM Proposal